

ARCHITECTURAL & DESIGN REVIEW COMMITTEE MINUTES

FEBRUARY 18, 2022 5:45 p.m.

Members present: Dave Goslin, Marshal Montana, Sue Larsen, John Scheib

Staff present: Michele Lipe, Director of Planning

The ADRC Meeting online Zoom meeting was called to order at 5:45 p.m.

1. **Appl. 22-06P, Peoples Bank** – request for site plan approval for a 2,000 sf bank, located on Unit 5a (southwesterly corner of Buckland Road and Cedar Ave), on property located at 151 Buckland Road, Buckland Gateway Development Zone

Jay Fisher of AccuBranch presented on behalf of the application. Director of Planning Michele Lipe and Mr. Fisher discussed the location of the site with the pending street name change from East Access Drive to Cottonwood Lane. Mr. Fisher explained the plan is to build a bank in the northeast corner of the property that would be approximately 2,000 square feet and would feature a double lane drive thru, 15 parking spaces, right in and right out only access off of Cedar Avenue and normal access off of Evergreen Way. Mr. Fisher added that at this time they have no additional plans or tenants for other spaces on the site. However, as each spot is filled the applicant would submit a plan to Planning and Zoning, Architectural Design Review Committee and Inland Wetland Agency and Conservation Commission. Commissioner Montana clarified that this is a different bank from People's United Bank. Mr. Fisher commented that this is People's Bank of Holyoke.

Katherine Mease of Tecton Architects reviewed the exterior renderings in more detail. Ms. Mease commented on the northwest rendering view, which features a clapboard profile sided building, white siding, and baton trim detail that is in contrast gray color. Ms. Mease added that they tried to incorporate New England style architecture for the building in general. Ms. Mease then discussed the roofing, which has a standing seam metal roof at the gable and canopy and an asphalt roof on the main portion of the building. Ms. Mease commented on the traditional window design, the wall mounted nautical style sconces, walk up night drop, exterior finishes and landscaping around the site that features a mix of grass and mulched plantings. Additionally, she reviewed photos from other recently built banks with the exact same design as the proposed application. Commissioner Scheib questioned if there would be site lighting like pole mounted light fixtures. Ms. Mease responded that there would be pole mounted site lighting but did not have a photo. Jay Fisher added that these would match the already existing lighting in Evergreen Walk. Commissioner Goslin confirmed the location of the site. Ms. Mease briefly reviewed the light pole locations.

Commissioner Scheib questioned if there was any monument signing. Jay Fisher responded that the intention would be to have monument signing but they do not have official confirmation on that at this time. Director of Planning Michele Lipe questioned if the any of the trees along Buckland Road would be saved. Mr. Fisher responded that only one or two trees would be saved since most are in tough shape and not worth saving. Commissioner Goslin questioned the height of the stone base. Katherine Mease responded that it would be approximately 12 inches. Commissioner Goslin then questioned if this base would be actual stone. Ms. Mease confirmed it would be stone. Both Commissioners Scheib and Goslin commented that they liked the architecture for the building and felt it was a good project. Commissioner Larsen agreed that the building was well designed. A favorable recommendation will be forwarded to the PZC.

The meeting adjourned at 6:15 PM.

Respectfully Submitted,

Caitlin O'Neil